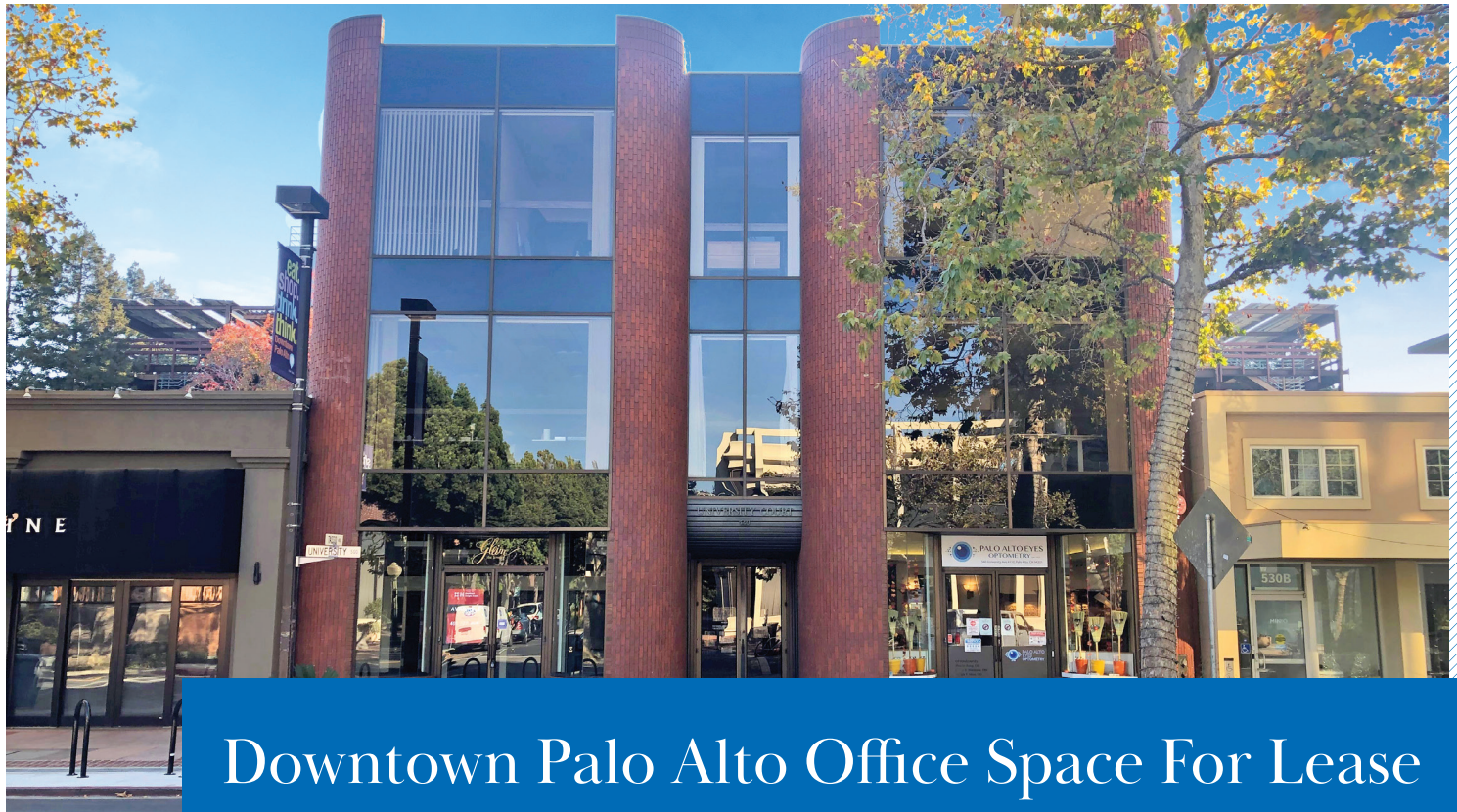




Downtown Palo Alto Office Space For Lease

**540 UNIVERSITY AVENUE
PALO ALTO, CA**

Area

Suite 200: $\pm 2,496$ SF

Suite 250: $\pm 1,344$ SF

Suite 350: $\pm 1,584$ SF



Property Highlights

- Located in the Heart of Downtown Palo Alto
- Walk to Downtown Amenities
- Adjacent to Webster/Cowper Public Parking Garage
- Excellent Space for Start-Up Tech Companies, and
- Professional Service Firms
- Flexible Lease Terms
- Operating Expenses (Including Janitorial) are \$2.38/SF/Month plus Palo Alto Utilities

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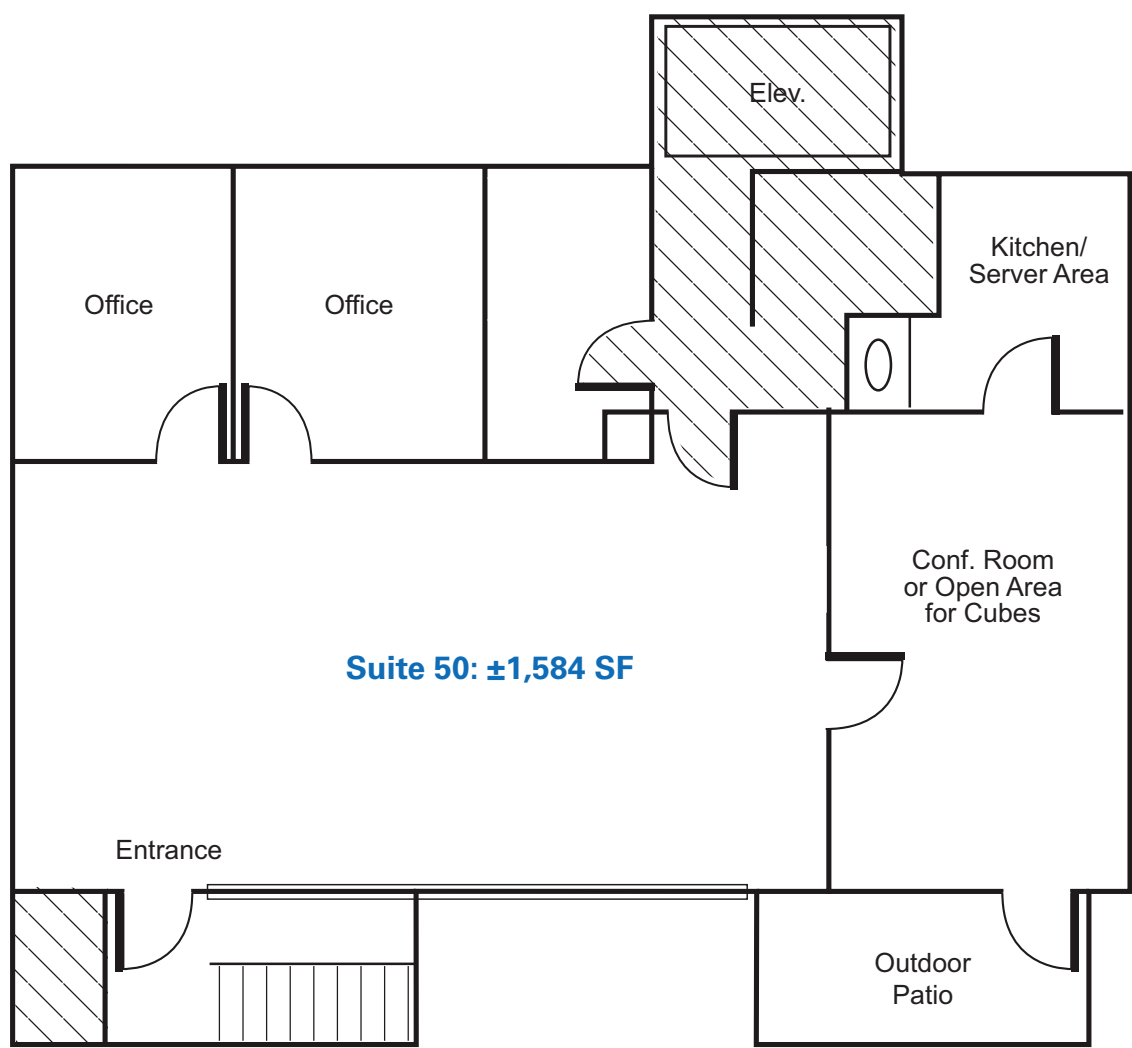
nrmk.com



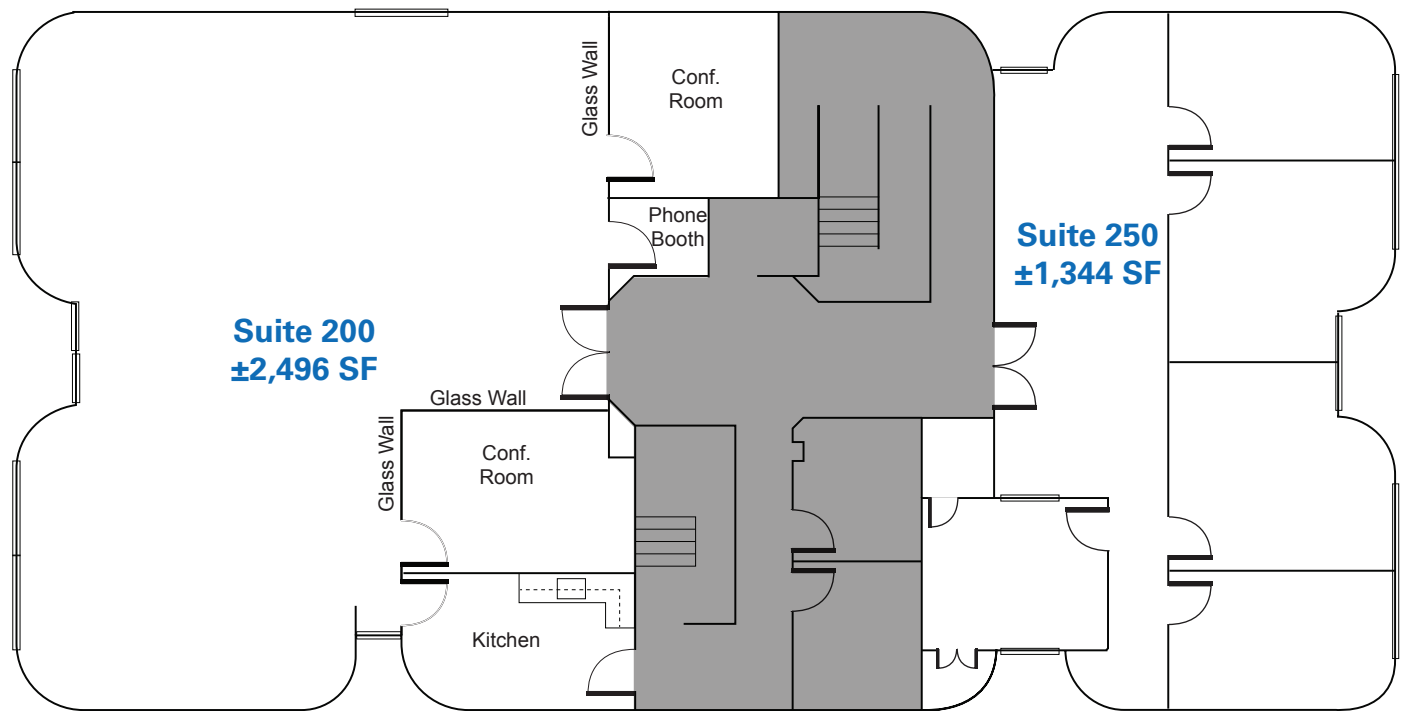
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First Floor



Second Floor



Entire 2nd Floor can be leased together – ±3,840 SF

